



Petition Number: 1304-SPP-04

Subject Site Address: Northwest corner of SR 32 and Sun Park Drive

Petitioner: Henke Development Group

Request: Henke Development Group requests Primary Plat review for the 32 at 31-Henke Center on approximately 5.7 acres in the GB District.

Current Zoning: GB (General Business)

Current Land Use: Vacant

Approximate Acreage: 5.7 acres

Exhibits: Exhibit 1: Staff Report
Exhibit 2: Aerial Location Map
Exhibit 3: Primary Plat

Zoning History: 1203-REZ-01 Rezoning from EI (Enclosed Industrial) to GB
1212-VS-16 Variance to exempt property from US 31 Overlay

Staff Reviewer: Ryan Clark, Associate Planner

Procedural

- The public hearing for this petition was heard at the April 01, 2012 Advisory Plan Commission (the "APC") meeting.
 - Approval of a Primary Plat must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance or applicable PUD, any variances associated with the site, and any commitments associated with the site.
 - The Advisory Plan Commission may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement of the APC and the petitioners.
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Project Overview

Project Location

The subject property is approximately 5.7 acres in size and is located at the northwest corner of State Route 32 and Sun Park Drive. The property has frontage on State Route 32, Sun Park Drive, and Wheeler Road.

Project Description

The proposed primary plat is for the creation of three (3) lots on two (2) existing lots currently zoned General Business. A proposed street to be constructed by INDOT, will bisect the plat as part of the US 31 Major Moves Project. The three (3) lots created from the plat will be approximately 3.3, 1.1, and 1 acres in size.

Primary Plat Review

WC 16.04.220 Procedures

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
 - Subdivision name and location - COMPLIANT
 - Any street related to the subdivision - COMPLIANT
 - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities – Not Applicable
 - Title, scale, north point and date - COMPLIANT
 - Land use adjacent to proposed subdivision and owners names: COMPLIANT
2. A primary plat prepared by a land surveyor or land planner showing:
 - Proposed name of the subdivision - COMPLIANT
 - Names and addresses of the owner, owners, land surveyor or land planner - COMPLIANT
 - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data. - COMPLIANT
 - Easements - locations, widths and purposes – Petitioner is working Westfield Public Works Department and Hamilton County Surveyors Office to ensure compliance prior to secondary plat.
 - Statement concerning the location and approximate size or capacity of utilities to be installed – COMPLIANT
 - Layout of lots, showing dimensions and numbers and square footage – COMPLIANT



- Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes – COMPLIANT
- Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent - COMPLIANT
- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners - COMPLIANT
 - Building setback lines – Petitioner is working with staff to ensure compliance
- Legend and notes - COMPLIANT
 - Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage – COMPLIANT
 - Other features or conditions which would affect the subdivision favorable or adversely – N/A
 - Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used - COMPLIANT
- A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land - COMPLIANT
- A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary
 - COMPLIANT
- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property - Not Applicable to the Petition
- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc. – COMPLIANT
- If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc. - Not Applicable to the Petition

1) Overlay District Standards: US 31 Overlay (exempt from 1212-VS-16).

The subject property is located within the **SR 32 Overlay District WC 16.04.065** (the “Overlay”);

a) Access Control Requirements (WC 16.04.065 (5))

- i) All developments shall provide vehicular and pedestrian interconnectivity between neighboring uses, parking lots, and developments.
 - Comment: COMPLIANT

b) Setback Requirements

- i) Max setback: no further than one hundred and twenty (120) feet from SR 32 ROW
- ii) Min setback: Thirty (30) feet from SR 32 ROW
 - Comment: COMPLIANT



- c) Landscaping and Amenity Requirements
 - i) Purpose: establish alternative transportation corridor
 - (1) Policy that trial corridor and improvements by owned and maintained by City the City of Westfield.
Comment: COMPLIANT
 - ii) Trail corridor requirements
 - (1) A linear greenspace along each side of SR 32 that contains alt. transportation trail.
 - (2) Width: Min. of 30 feet measured from SR 32 ROW line or edge of pavement, whichever results in a greater distance from SR 32 centerline.
 - Comment: COMPLIANT
 - iii) Alternative transportation trail
 - (1) Installed in substantial compliance with figure 16.04.065(r)
 - (2) Alt trail shall be at least eight (8) ft in width and constructed in compliance with City construction standards.
 - iv) Interconnectivity: Alt. transit interconnectivity between neighboring uses, developments, and the Trail Corridor shall be required.
 - Comment: COMPLIANT

Public Policies

Comprehensive Plan-Feb 2007

The Future Land Use Map of the Westfield-Washington Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as “Employment Corridor”. Office and service uses are contemplated along Westfield highway corridors. These types of uses are intended to be employment-generating uses. However, the Comprehensive Plan does acknowledge retail uses that are subordinate to and supportive of office and services uses, as acceptable.

Thoroughfare Plan-Feb 2007

The Westfield Thoroughfare Plan (the “Thoroughfare Plan”) classifies State Route 32 as a Primary Arterial. The recommended right-of-way width for a Primary Arterial is 150 feet. Wheeler Road is classified as a Collector Road. The recommended right-of-way for a collector road is 100 feet. Sun Park Drive and the proposed connector road are classified as local roads.

Water & Sewer System-Aug 2005

Water lines run along the southern boundary of the property bordering SR32. The property will be served by sewer along the proposed access road bisecting the property.

Annexation

The Property lies within the corporate boundaries of the City of Westfield.



Well Head Protection-Ord. 05-31

The northeast portion of the property falls within the 1-year TOT (time of travel) well-head protected area and the southwest portion falls within the 5-year TOT (time of travel) well-head protected area.

Staff Comments

- Staff recommends approving 1304-SPP-04.

If any APC member has questions prior to the meeting, then please contact Ryan Clark at 674-6599 or rclark@westfield.in.gov.